

FISH and WILDLIFE COMMISSION AGENDA ITEM COVER SHEET

Meeting Date: August 9, 2018

Agenda Item: Dailey Lake Fishing Access Site Easement (R3)

Division: Fisheries

Action Needed: Endorsement

Time Needed on Agenda for this Presentation: 5 Minutes

Background:

Dailey Lake Fishing Access Site is located in the Paradise Valley between Livingston and Gardner. The site includes 242-acres of land owned in fee title by the FWP and 122-acres of DNRC- leased property on the north end of the lake. The leased property is owned by the DNRC School Trust Division and has been leased by FWP since the late 1980's or early 1990's. A portion of the DNRC- leased area has been developed for camping and includes a boat ramp and dock. DNRC recently appraised the property value of the site at \$490,000, which through DNRC's lease fee calculation formula increased the annual lease fee from \$8,870 to \$19,611 escalating annually to \$23,437 over the next 10-years. Rather than continue leasing the entire 122-acres, FWP proposes to reduce its leased footprint to approximately 25-acres that encompasses only the improved camping area and to purchase a permanent easement from DNRC on the 25-acres. DNRC's appraisal of the property indicates a value of \$4,000 per acre putting a value of the easement property at approximately \$100,000. The purchase of an easement will provide FWP a perpetual interest in the property that is no longer subject to market fluctuations and annual escalator increases.

Public Involvement Process & Results:

There has been no public involvement at this stage of the process.

Alternatives and Analysis:

Alternatives and the subsequent analysis will be conducted by FWP upon approval by the commission.

Agency Recommendation & Rationale:

FWP recommends that the commission approve the department to initiate discussions with DNRC regarding obtaining a permanent easement as opposed to a lease on the Dailey Lake FAS. It offers the advantage of paying a onetime fee based on current market values and would eliminate continuing to pay future lease fees for an indefinite period of time based on market fluctuations and continued reappraisals of the property.

Proposed Motion:

I move to endorse FWP's request to pursue an easement from DNRC in place of a lease on the Dailey Lake FAS.